



33 THE BRIARS, WEST KINGSDOWN, KENT, TN15 6EZ

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 **Hillier**
Reynolds

£345,000

FREEHOLD

A beautifully presented 2 bedroom end of terraced house.

Driveway to front and further driveway for 2-3 cars found at end of the cul de sac.

Quiet location yet an easy walk to the village shops.





This incredibly well-presented 2 bedroom end of terraced house is situated in a popular and quiet cul de sac near to the village centre.

The approach to the home is via a block paved driveway for 2-3 cars. Once inside an entrance Porch greets your arrival which is handy for hanging coats etc. out of the way. The Lounge is a bright and airy room having a large window to the front and being open plan to the Kitchen/Diner.

The Kitchen is stunning and has plenty of cupboards and work top space. There is plenty of space for a dining table and chairs and being open plan makes it an ideal layout for entertaining.

Upstairs the quality of decor and sizes continue. The main Bedroom is a large double that has plenty of space for wardrobes as well as having a large built-in double wardrobe. The second Bedroom is a great sized single bedroom and also has built-in storage space. The Bathroom is a modern white suite that was installed around 5 years ago. Other great benefits to note inside the home are that the boiler was installed 6 years ago and has been serviced every year since and the windows were replaced in 2016 with triple glazed units.

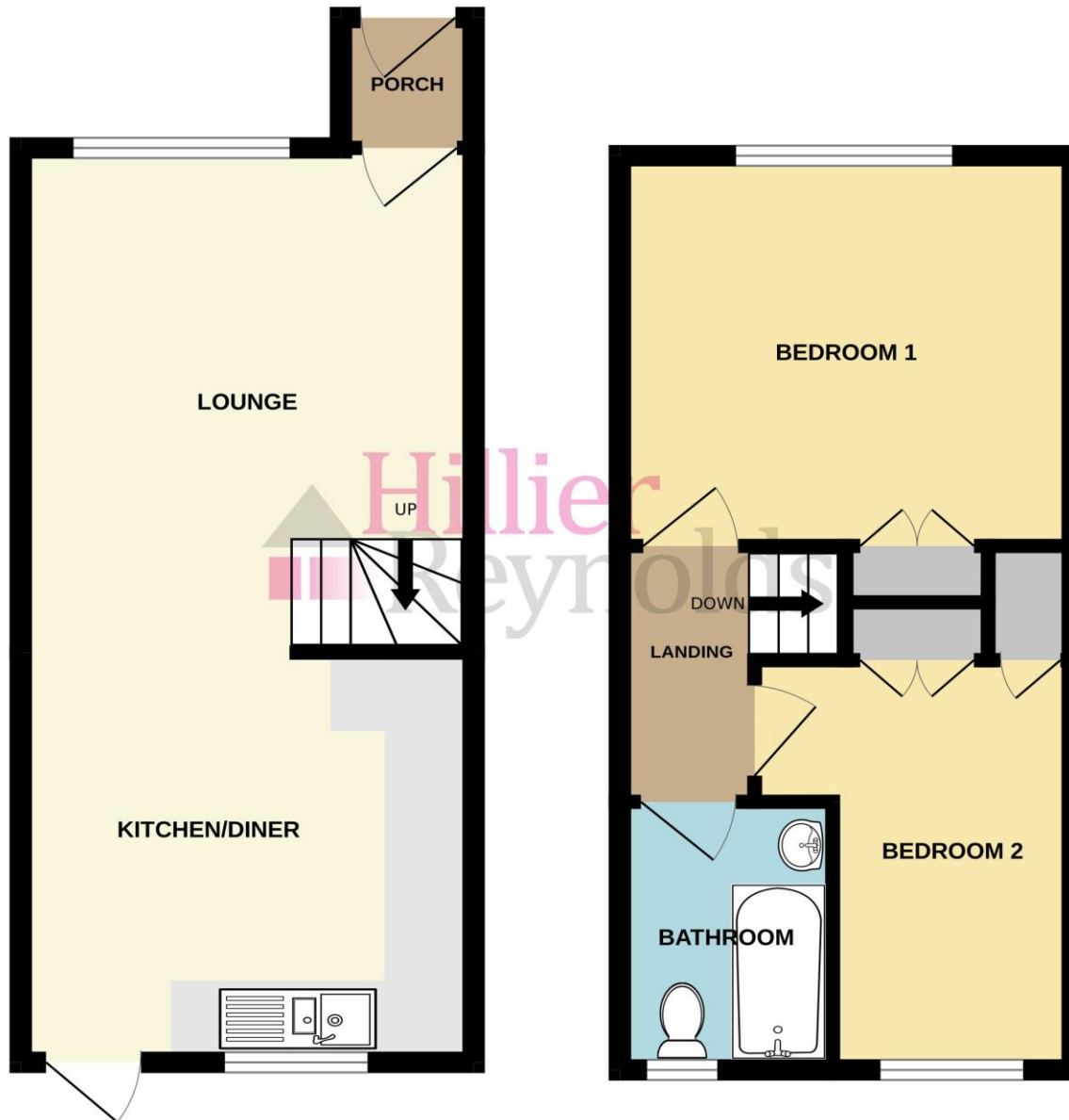
Outside the gardens are amazing. They have been carefully maintained and landscaped to offer a decked area for relaxing and entertaining on, an easily maintainable lawn area and wealth of flower and shrub borders. To the front there is a block paved driveway that could house 2-3 cars and to the side of the home is a hidden bin store area. Further round the corner is another piece of land, owned by the home, that offers parking for a further 2 cars.

The property is located in a quiet and popular road in West Kingsdown and is an ideal starter home or, alternatively, would suit anyone looking to downsize to a property that can be moved straight into. This home is found in a convenient location within West Kingsdown having the local shopping parade less than a mile away. West Kingsdown Medical Centre is a short walk away and access to the M20 motorway networks are also close by.

ACCOMMODATION

GROUND FLOOR
29.1 sq.m. (313 sq.ft.) approx.

1ST FLOOR
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (613 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Porch

Lounge

13'11" (4.24m) x 11'11" (3.63m)

Kitchen/Diner

11'11" (3.63m) x 11'4" (3.45m)

First Floor Landing

Bedroom 1

11'11" (3.63m) x 10'9" (3.28m)

Bedroom 2

11'3" (3.43m) x 6'4" (1.93m)

Bathroom

Outside

Delightful and pretty rear garden comprising of patio area, lawn area with flowers and shrubs.

Front block paved driveway for 2-3 cars.
Side gate to bin store area.

Further driveway for 2-3 cars found to the rear of the cul de sac en-bloc.



Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 towards West Kingsdown. When you enter West Kingsdown proceed for approximately 1 mile until you find The Briars on your left hand side. The home can be found in the 2nd left hand cul de sac on the right.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

For more information or to arrange an appointment to view, please contact us on:

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